

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

February 16, 2010

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Saturday, February 20, 2010 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director,
HEDC
File

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of February 9,, 2010.

1.

Call to Order
2.

Sunshine Announcement
3.

Roll Call
4.

Swear in staff
5.

Correspondence
6.

Old Business:
7.

New Business
8.

Review and Discussion of proposed map amendments to R-1A zoning districts in Wards A and B. Formal Action may be taken.

Carried to March 2, 2010 regular meeting.
9.

Review and Discussion of proposed amendments to Article I Definitions and Article V of the Land Development Ordinance pertaining to use, bulk and parking standards in the R-3 Multi-Family Mid-Rise Zoning District. Formal Action may be taken.

Approved and recommended to City council for Adoption.
10.

Review and Discussion of proposed amendments to the Village Study Area Redevelopment Plan.

Approved and recommended to City council for Adoption.
11.

Review and Discussion of the proposed Journal Square Core Redevelopment Plan.

Carried to March 16, 2010 regular meeting
12.

Case: P10-003 Preliminary Major Site Plan/Deviations

Applicant: Summit Avenue Center for Opportunity LLC

Attorney: Charles Harrington

Review Planner: Jeff Wenger

Address: 55 Clifton Pl, 136 Summit Ave, 140-142 Summit Ave.

Block: 1917 Lot: 8.C, 8.E, 9.A

Zone: Summit and Fairmount Redevelopment Plan

Description: Construction of new 60 unit, 5 story residential building with retail and 42 parking spaces.

Deviations: Summit Ave setback, Clifton Pl setback, minimum parking, minimum average side yard setback

Decision: Approved.
13.

Case: P06-048.1 Amended Preliminary & Final Major Site Plan

Applicant: 349 Third St. Enterprises, LLC

Attorney: Charles Harrington

Review Planner: Kristin Russell

Address: 349 Third St.

Block: 385 Lot: 25.99

Zone: N/C – Neighborhood Commercial

Description: New 4-story mixed use building with 12 residential units and 2,835 sf of ground floor retail. Originally approved Sept. 19, 2006. Changes include the elimination of parking, increase in retail space, and change in bedroom mix.

Decision : Approved with original conditions.
14.

Case: Interim Use Liberty Harbor North Phase I

Applicant: Liberty Harbor Holding LLC

Attorney: Jon Campbell, Esq.

Review Planner: Maryann Bucci-Carter, PP, AICP

Address: 325 Grand Street

Block: 60.01 Lot: 1

60.11 1

60.04 19

60.09 1

60 70

Zone: Liberty Harbor North Redevelopment

Description: Interim Use for Phase I Marina fencing

Decision : Approved with conditions as stated on record.
15.

Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:

1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Site Plan with Deviations # P10-003 submitted by Summit Ave. Center for Opportunity, LLC (136-142 Summit Ave. & 55 Clifton Place.)

2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan amendment with Deviations # P07-014.1 submitted by Demi-Skye Lofts A@ Marin 1 (360-366 Luis Munoz Marin Blvd aka 364 Marin Blvd.)

3. Resolution of the Planning Board of the City of Jersey City approving Minor Site Plan # P09-059 submitted by Richard Kabobjian (321-33 3 Washington Street).
16.

Executive Session, as needed, to discuss litigation, personnel or other matters
17.

Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD